

BK 6234PG309

NO TRANSFER
TAX PAID

DEED OF SALE

BY PERSONAL REPRESENTATIVE
014560

44-180

KNOW ALL MEN BY THESE PRESENTS That **Howard Miller** of 28 Johnson Heights, Waterville, Maine 04901, and **Harold Wolff** of 790 Boylston Street Apartment 25B, Boston, Massachusetts 02199-7924, duly appointed and acting Co-Personal Representatives of the **Estate of Lewis Levine**, Deceased, (testate), and the **Estate of Percy Levine**, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **LEWIS & PERCY LEVINE, INC.** of PO Box 398, Waterville, Maine 04903-0398, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the parcel known as 20 Main Street, Waterville, Maine, as was set forth in the Warrant and Inventory of the Estate of William Levine, deceased testate, and whose estate is probated in the Kennebec County Registry of Probate in File No. 29847.

WITNESS our hands and seals this 16TH day of June 2000.

Signed, Sealed Delivered
in presence of:

William P. Dubord

Howard Miller
Howard Miller, Personal Representative

Harold Wolff
Harold Wolff, Personal Representative

STATE OF MAINE
KENNEBEC, SS.

Date: June 16, 2000



Then personally appeared the above named Howard Miller in said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
Notary Public

WILLIAM P. DUBORD
Attorney At Law
Notary Public

My Commission Expires 6/26/2001

Exhibit A

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20 Main Street
Waterville, Maine

A certain lot or parcel of land located on the westerly side of Main Street, in Waterville, Kennebec County, Maine, and further bounded and described to wit:

Beginning at a point located on the apparent westerly side of Main Street, said point being located southeasterly one hundred forty feet more or less (140' +/-) from the apparent intersection of the westerly line of Main Street and the southerly line of Silver Street, and marking the southeasterly corner of store number 3 in Ticonic Row and the northeasterly corner of store number 2 in Ticonic Row. This point is the northeasterly corner called in a deed from Waterville Hardware and Plumbing Supply Company to L. & G. Realty Corporation, dated December 12, 1968 and recorded in book 1488 at page 446 of the Kennebec County Registry of Deeds, and is currently owned by Evangelos Shanos, as recorded in book 4886 at page 131. This point also marks the southeasterly corner of a certain parcel 2 of land conveyed by Lewis and Percy Levine to Lewis and Percy Levine, Inc. as recorded in book 887 at page 372. Thence westerly along the northerly line of land now or formerly of Shanos for ninety five feet more or less (95'+/-) to the northwesterly corner of land now or

formerly of Shanos. This corner also marks the northeasterly corner of land conveyed to Lewis and Percy Levine, Inc., by deed of Donald R. Michaud, dated June 9, 1953 and recorded in book 940 at page 166. Thence southerly along the westerly line of land now or formerly of Shanos and the easterly line of Levine for sixty seven and five tenths feet (67.5') to the southwesterly corner of land now or formerly of Shanos. This call of sixty seven and five tenths feet (67.5') comes from a deed in the Shanos chain of title from the Lockwood Company to John Sherden dated August 2, 1910 and recorded in book 548 at page 11. Thence easterly along the southerly line of land now or formerly of Shanos and a northerly line of land of Levine for twenty five feet more or less (25' +/-) to a point located at the northwesterly corner of land formerly of William A. Taylor and Elizabeth Taylor, and now the State of Maine and the westerly side of Main Street. See parcel No. 15 on a Maine State Highway Commission Right of Way Map for State Highway "31", S.H.C. File No. 6-150, sheet 2 of 5 as recorded in the Kennebec County Registry of Deeds in plan book 41 at page 21. Thence southerly along the westerly line of Main Street, which is parcel 15 and the easterly line of land of Levine, for twenty and sixty two hundredths feet (20.62') to a point, located on the northerly line of land now or formerly of the City of Waterville. This distance call of twenty and sixty two hundredths feet comes from a deed from the Lockwood Company to Charles H. Simpson dated June 11, 1903 and recorded in book 442 at page 454. Thence westerly along the northerly line of land now or formerly of the City of Waterville and parcel 18A as shown on the above mentioned Right of Way Plan and the southerly line of land of Lewis and Percy Levine, Inc. for one hundred eighteen feet more or less (118' +/-) to a point located on the northeasterly line of Spring Street. Thence northwesterly along the northeasterly line of Spring Street for seventy seven feet more or less (77' +/-) to a point. This point marks the southeasterly corner

of land now or formerly of Sidney H. and Elizabeth M. Geller as recorded in book 4250 at page 306. This point is also located on the westerly line of the land conveyed to Lewis and Percy Levine Inc., as described in book 940 at page 166. Thence northerly along the easterly line of land now or formerly of Geller and the westerly line of land of Levine for thirty five feet more or less (35'+/-) to a point. This point marks the southwesterly corner of land now or formerly of John Fortier as recorded in book 2858 at page 200 and the northwesterly corner of land conveyed to Lewis and Percy Levine, Inc. in book 940 at page 166. Thence easterly along the southerly line of land now or formerly of Fortier and John S. Massey as recorded in book 2858 at page 15 and the northerly line of land of Lewis and Percy Levine, Inc. for forty five and four tenths feet (45.4') to a point. This point marks the northwesterly corner of land conveyed to Lewis and Percy Levine, Inc. as parcel number 2 in book 887 at page 372. This point also marks a northwesterly corner of land conveyed to William Levine by Benjamin H. Kimball by deed dated May 2, 1924 as recorded in book 596 at page 485, and devised by William Levine to Lewis and Percy Levine in book 758 at page 537, and later conveyed to Lewis and Percy Levine, Inc. as parcel 6 in book 887 at page 372. This point is also shown on a plan entitled "Plan of Property of Levine Block on Main Street, Waterville, Maine" as recorded in plan book 15 at page 84. Thence northeasterly along the southerly line of land now or formerly of John S. Massey for fifty three and six tenths feet (53.6') to a point, marking the southwesterly corner of land now or formerly of Sidney H. and Elizabeth M. Geller as recorded in book 3663 at page 96. Thence northeasterly along the southerly line of Geller to a point. This point marks the northwesterly corner of land conveyed by William Levine to Napoleon Landry by deed dated November 6, 1933 as recorded in book 690 at page 349, and a northerly corner of land devised by William Levine to Lewis and Percy Levine in book 758 at page 537

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and conveyed by Lewis and Percy to Lewis and Percy Levine, Inc. as parcel 6 in book 887 at page 372. Thence southerly along the southerly line of land now or formerly of Geller, being the westerly line of land described in book 690 at page 349, to the northerly line of a twelve foot (12') wide passway. Thence easterly along the northerly line of said passway and the southerly line of Geller twelve feet (12') to southeasterly corner of Geller and the southwesterly corner of land now or formerly of Jeffrey A. Stone as recorded in book 5400 at page 94. Thence easterly along the southerly line of land now or formerly of Stone and the northerly line of a twelve foot (12') wide passway to the southeasterly corner of Stone and the westerly line of Main Street. Thence southerly along the westerly line of Main Street and the easterly end of the passway for twelve feet (12') to the northeasterly corner of land conveyed by Benjamin Kimball to William Levine in book 596 at page 537, known as store number 4 in Ticonic Row. Thence southerly along the westerly line of Main Street and the easterly line of land once owned by William Levine and devised to Lewis and Percy Levine in book 758 at page 537, and later conveyed by said Lewis and Percy Levine to Lewis and Percy Levine, Inc. as parcel 6 in book 887 at page 372 for twenty eight feet (28') more or less to a point marking the northeasterly corner of parcel number 2 in a deed from Lewis and Percy Levine to Lewis and Percy Levine, Inc. as recorded in book 758 at page 537. Thence southerly along the westerly line of Main Street and the easterly line of store number 3 in Ticonic Row for twenty seven feet more or less (27' +/-) to the northeasterly corner of store number 2 in Ticonic Row and the northeasterly corner of land now or formerly of Evangelos Shanos as recorded in book 4886 at page 131 and the point of beginning.

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The above described premises are encumbered by a certain right of way as described in a deed from Benjamin H. Kimball to William Levine, dated May 2, 1924 and recorded in book 596 at page 485. This description includes the passway to the north and rear of the row of stores known as Ticonic Row, and owners of stores within Ticonic Row have the right to pass and repass over this right of way. See also a deed from William Levine to Napoleon Landry, dated January 8, 1934 and recorded in book 696 at page 362. This deed includes a right of way across land to the rear of the present Stone lot (formerly Paganucci lot) and along the 12' wide passway to the north of Ticonic Row and benefits the Sidney H. Geller and Elizabeth M. Geller lot as recorded in book 3663 at page 96. See also a deed from Lewis and Percy Levine, Inc. to L. & G. Realty dated February 26, 1970 and recorded in book 1516 at page 269. This description grants an easement of passage across the above described parcel, and benefits the current Shanos lot. See an easement from Lewis and Percy Levine, Inc. dated February 26, 1970 and recorded in book 1516 at page 258. This easement currently benefits Sidney H. Geller and Elizabeth M. Geller as recorded in book 4250 at page 306. The above described parcel is also encumbered by a sewer line, as shown on a Maine State Highway Commission Right of Way Map as recorded in plan book 41 at page 21.

This description was prepared by Rowe & Wendell for Arthur Turmelle without the benefit of a standard boundary survey, but is based on deed research in the Kennebec County Registry of Deeds and information depicted on the Maine State Highway Commission Right of Way Map as recorded in plan book 41 at page 21.

RECEIVED KENNEBEC SS.

2000 JUN 26 PM 1:56

ATTEST: *Harmon B. Mann*
REGISTER OF DEEDS